

Zoning Text Amendment No.: 12-08
Concerning: Transit Station Zones –
Minimum Area
Draft No. & Date: 1 – 4/12/12
Introduced:
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Councilmember Floreen

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- revise the conditions for reducing the minimum lot size of any development in the TSR and TSM zones.

By amending the following sections of the Montgomery County Zoning Ordinance,
Chapter 59 of the Montgomery County Code:

DIVISION 59-C-8. Transit Station Development Area Zones.
Section 59-C-8.4. Development standards.

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. DIVISION 59-C-8 is amended as follows:

DIVISION 59-C-8. Transit Station Development Area Zones.

* * *

Sec. 59-C-8.4. Development standards.

	TS-R	TS-M
59-C-8.41. Minimum area.		
The minimum area required for any development (in square feet) is;	18,000	40,000
however, a smaller parcel may be approved for either the TS-R or TS-M zones if: (1) the parcel is; (A) designated for the TS-R or TS-M zone on an approved and adopted master plan or sector plan[,]; and (B) [the parcel is] located adjacent to or confronting another parcel either classified in or under application for either zone[, and (3) the combined parcels are subject to a single Development Plan, or (4)]; or (2) the parcel is within a Central Business District and immediately adjoins or <u>is</u> separated only by a public right-of-way from property outside a Central Business District that is eligible for classification in the TS-M zone. The required minimum area does not prohibit a lot area of less than 18,000 square feet for purposes of subdivision or record plat approval.		

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Sec. 2. Effective date. This ordinance becomes effective 20 days after the date of Council adoption.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council